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HYDERABAD, SATURDAY, FEBRUARY 4, 2023.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I (1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR REALIGNMENT OF 24M CDA MASTER PLAN ROAD PASSING THROUGH RAIDURG NAVKHALSA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT ALONG THE EXISTING ROAD ADJACENT TO MALKAM CHERUVU WITH 18M WIDTH - CONFIRMATION.

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In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA dt:09.07.2008 and Notified MDP - 2021 approved vide G.O.Ms.No.288, MA dt:03.04.2008.

VARIATION

The proposed 24 mtrs CDA Master Plan road passing through Sy.Nos. 46, 47, 53, 54, 55, 56, 57, 60, 61, 62, 63, 64, 66 of Raidurg Navkhalsa (V), Serilingampally (M), Ranga Reddy district, is now re-aligned along the existing road in Sy.Nos.43, 44, 48, 37, 35, 34, 66 of Raidurg Navkhalsa (V), Serilingampally (M), Ranga Reddy district adjacent to Malkam Cheruvu with 18m width, by variation to the CDA Master Plan approved vide G.O. Ms. No. 538, MA dt: 29.10.2001, subject to condition that the GHMC shall collect the proportionate CLU charges while grating Building permission.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR RECTIFICATION OF LAND USE AS “MULTI-PURPOSE USE ZONE” INSTEAD OF “FOREST USE ZONE” IN DHARMARAM (V), KEESARA (M), MEDCHAL-MALKAJGIRI DISTRICT-CONFIRMATION.

[G.O.Ms. No.12, Municipal Administration & Urban Development (Plg.I(1)), 31st January, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No:288 MA dt: 03.04.2008.

VARIATION

The site in Sy.No.42(part) of Dharmaram (V), Keesara (M), Medchal-Malkajgiri Dist., to an extent of Ac 5-25 Gts, which is presently earmarked as “Forest use zone” use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No. : 33 MA dt: 24.01.2013, is now designated as Multipurpose use zone, **Subject to the following conditions:-**

- a) The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012 and in the Hyderabad Outer Ring Road Growth Corridor along with the special Development Regulations as per the G.O.Ms.No.470, dt:9.7.2008 and notified Metropolitan Development Plan-2031 approved by the Government vide G.O.Ms.No.33, MA&UD dt:24.1.2013 and its amendments made by the Government from Time to time shall be followed for development.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- e) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved Rectification/Correction of Land Use orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- f) The Government reserves the right to cancel the Rectification/Correction of Land Use orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The Rectification/Correction of Land Use shall not be used as the proof of any title of the land. The Rectification/Correction of Land Use orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : 43 of Dharmaram (V)
 South : 38 of Dharmaram (V)
 East: 20 of Narsampalle (V)
 West: 41 of Dharmaram (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE ZONE TO MULTIPURPOSE USE ZONE IN THE SITE COVERED IN ANNOJIGUDA-ORRGV VILLAGE, GHATKESAR - ORRGV MANDAL, MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No.13, Municipal Administration & Urban Development (Plg.I(1)), 4th February, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of erstwhile HUDA-2021 of Ghatkesar Zone Segment vide G.O.No.288 M.A & UD dt.03.04.2008.

VARIATION

The site in Sy.No.2/A of Annojiguda-ORRGV Village, Ghatkesar-ORRGV Mandal, Medchal-Malkajgiri District to an extent of 9199.36 Sq.mtrs., which is presently earmarked as Industrial / Manufacturing use as per the notified Master Plan of erstwhile HUDA-2021 of Ghatkesar Zone Segment vide, G.O.No.288 M.A & UD dt.03.04.2008 is now designated as Multipurpose Use zone, subject to the following conditions:

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority

SCHEDULE OF BOUNDARIES

- North : Open land in Sy No. 2/P of of Annojiguda(v)
 South : 60 Mts wide BT road National Highway (Warangal)
 East : Tata Service Centre in Sy No. 2(Part) of Annojiguda(v)
 West : Open land in Sy No. 2/P of of Annojiguda (v)

**VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
EARMARKING OF LAND USE AS “RESIDENTIAL USE” INSTEAD OF “FOREST USE”
SITUATED AT PEDDA AMBERPET KALAN (V), ABDULLAPURMET (M), RANGA REDDY
DISTRICT - CONFIRMATION.**

[G.O.Ms. No.15, Municipal Administration & Urban Development (Plg.I(1)), 7th February, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013.

VARIATION

The site in Sy.No: 202 of Pedda Amberpet Kalan (V), Abdullapurmet (M), Ranga Reddy District to an extent of Ac 11, which is shown as 'Forest use' as per notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33, MA dt: 24.01.2013, is now designated as Residential use as the Forest Range Officer, Hayathnagar has reported that the site is not a part of forest land, subject to the following conditions:

1. The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt.07.04 .2012 .
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
6. CLU shall not be uses as proof of any title of the land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Neighbour's vacant land
South : Neighbour's vacant land.
East : Neighbour's vacant land.
West : Neighbour's vacant land.

ARVIND KUMAR,
Special Chief Secretary to Government.

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